



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JANUARY 26TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

APPROVAL OF MINUTES FROM DECEMBER 22ND, 2008

PRELIMINARY REVIEWS

PG.

- | | | | |
|-----------|--------------------------------|-------------------------------------|-----------|
| A. | 1108-10 MALLINCKRODT | HYDE PARK HISTORIC DISTRICT | 2 |
| B. | 5214-16 KENSINGTON AVE. | PRESERVATION REVIEW DISTRICT | 11 |

APPEALS OF STAFF DENIALS

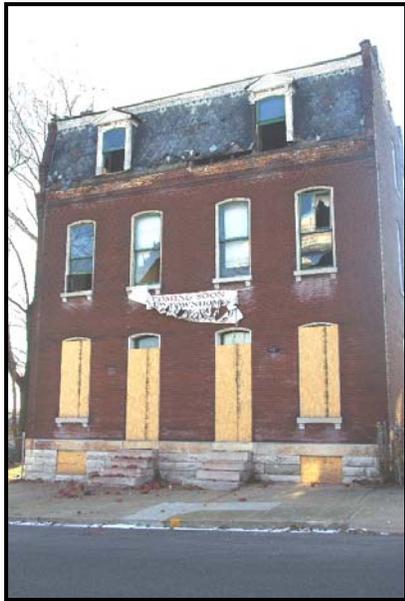
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| C. | 7001-03 S. BROADWAY | PRESERVATION REVIEW DISTRICT | 24 |
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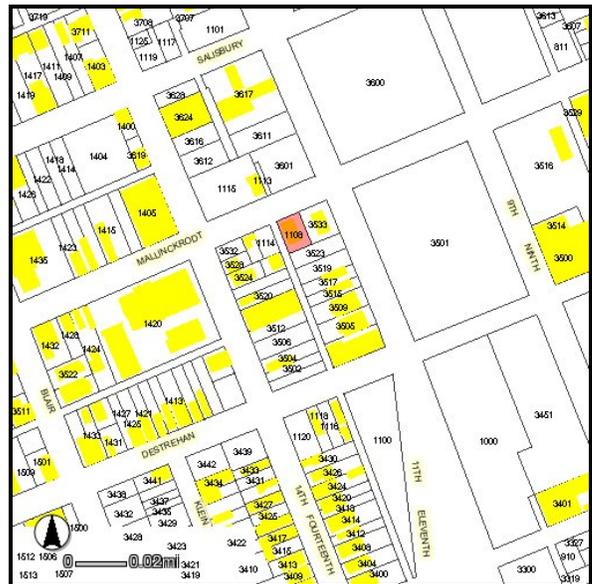
CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**
 CULTURAL RESOURCES OFFICE
 FRANCIS G. SLAY, Mayor

A.

Date: January 26, 2009
To: City of St. Louis Preservation Board
From: Kate Shea, Director, Cultural Resources Office
Subject: Preliminary Review of the proposed demolition of building located in the Hyde Park Certified Local Historic District
Address: 1108-10 Mallincrodt Ward: 3



Owner:	Demario Malone
Applicant:	Mr. Ron Foster
Purpose:	Preliminary Review of the proposed demolition of the building



Proposal

Preliminary review of the proposed demolition of a building in a City Historic District. The Preliminary Review has been submitted by a property owner living adjacent to the building.

	
<p>LOOKING SOUTH DOWN THE ALLEY ADJACENT TO 1108-10 MALLINCKRODT AT THE HOME OF THE APPLICANT, MR. FOSTER</p>	<p>A CLOSE-UP DETAIL PHOTOGRAPH OF THE INTACT DORMER AND WINDOW ON THE MANSARD OF 1108-10 MALLINCKRODT</p>

Background

1108-1110 Mallinckrodt was first cited for building code violations by the Department of Public Safety as an "Occupied building filled with debris" in 1997. It was then owned by a Mr. Francis McDonnell. It was cited twice in 1997 and then not cited again until 2004. Since 2004 it has been cited 16 times for trash, weeds, dumping and for selected collapses on the building at the front and rear. According to the City Assessor's data base, the building was purchased by the current owner in 2004 for \$1,000.00.

In October, 2008, the Department of Public Safety issued a Notice of Condemnation for demolition or repair of the structure, with 12 specific violations which required sealed engineer's construction documents to resolve.

The Cultural Resources Office denied the proposed demolition of the building by the Department of Public Safety because the building is a contributing building in the Hyde Park Local Historic District and because the damage to the building, while impressive, is not a structural failure which would lead to imminent collapse.

A property owner, adjacent to the site, called the Office to express concern over the condition of the building and the Office denial of the proposed demolition. Under Title 24, the Office Enabling Ordinance, adjacent property owners have the legal right to object to Office decisions. Although the property owner called too late to file an appeal of the staff decision, he was urged to write a

letter asking for Preliminary Review of the proposed demolition of the building, which would be heard by the full.

Site and Surrounding Area

<p>REHABILITATED HOUSE ACROSS THE STREET FROM 1108-10 MALLINCKRODT</p>	<p>VACANT LOT AND TWO AUTOMOBILE SERVICE STATIONS DIRECTLY ACROSS MALLINCKRODT</p>	<p>HISTORIC AND NEW INDUSTRIAL USES EAST OF SITE, ACROSS ADJACENT HIGHWAY 70.</p>
<p>LOOKING WEST ON MALLINCKRODT TOWARD TRINITY CHURCH AT 14TH AND MALLINCKRODT</p>	<p>MAP OF SITE AND SURROUNDING AREA</p>	<p>VIEW ACROSS HIGHWAY 70</p>
<p>REAR OF 1108-10 WITH APPLICANT'S HOUSE TO THE LEFT ACROSS THE ALLEY</p>	<p>1108-10 MALLINCKRODT LOOKING DOWN THE ALLEY TO THE WEST OF THE SITE</p>	<p>SMALL NON- CONTRIBUTING FRAME HOUSE FACING 11TH STREET ADJACENT TO 1108- 10 MALLINCKRODT</p>
<p>REAR OF 1108-10 WITH APPLICANT'S HOUSE TO THE LEFT ACROSS THE ALLEY</p>	<p>1108-10 MALLINCKRODT LOOKING DOWN THE ALLEY TO THE WEST OF THE SITE</p>	<p>HOUSES ALONG 11TH STREET SOUTH OF THE SITE, THESE HOUSE FACE 11TH STREET AND HIGHWAY 70</p>

1108-10 Mallinckrodt is a three story, four family brick building with a Mansard roof and intact dormers. The house was constructed in 1892. It is a vernacular "Italianate Revival" style building with a corbelled brick cornice, original wood windows and frames, doors and door surrounds, and limestone lintels and lintel brackets.



THE BRICK CORBELLED CORNICE IS COLLAPSING INTO THE SIDEWALK ALONG MALLINCKRODT

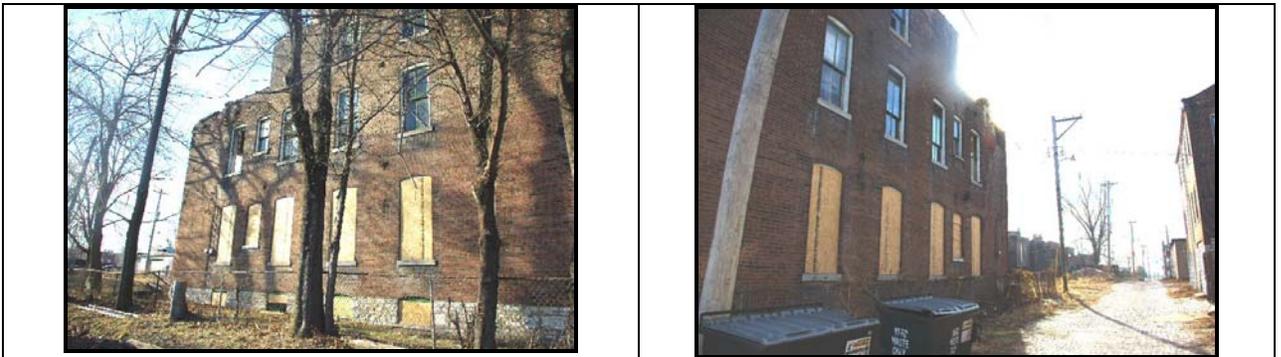
It was owned and occupied by one person until around 2004, when it was purchased by the current owner. In addition to the collapsing cornice on the front, the rear of the house has completely collapsed and is open to the elements.



REAR OF 1108-10 MALLINCKRODT. THE HOUSE AT THE LEFT IS ACROSS THE STREET HAS BEEN RECENTLY REHABILITATED.



INTERIORS OF FOUR ORIGINAL FLATS REVEALED BY COLLAPSE OF THE REAR WALL



EAST AND WEST SIDE WALLS OF THE STRUCTURE ARE INTACT AND STABLE

Reasons for Application

Mr. Foster, the applicant, has written that the building poses a hazard to him, his family, and the other surrounding property owners. He stated in his letter (attached) that he is constantly cleaning up the debris falling from the building.

Relevant Legislation

TITLE 24 OF THE ST. LOUIS CITY CODE - CULTURAL RESOURCES OFFICE

(St. Louis City Ordinance 64689)

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

Staff has advised applicants to make use of the Board's Preliminary Review procedure for review of the proposed demolition, since they were not notified of the denial of the proposed demolition in time to file an appeal.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

The original permit for demolition of the building was denied by the Director of the Cultural Resources Office in October, 2008.



**VIEW OF APPLICANT'S ALLEY HOUSE
FROM N. 14TH STREET ACROSS FROM
TRINITY CATHOLIC CHURCH**

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural Resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

Because of the Office denial of the Notice of Condemnation for demolition of the building, the building division's demolition section halted work on bidding out the building's demolition. Although the adjacent property owners learned of the denial too late to file a legal appeal, they appear to have standing under the Enabling Ordinance to file a Preliminary Review of the proposed demolition, and were encouraged to do so by staff.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

HYDE PARK HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the proposed Hyde Park Historic District Use, Construction and Restoration Standards is to maintain the distinctive architectural character found throughout much of the neighborhood. There are a few existing sections where there are residential structures of later construction but the impression remains of one predominant style characterized by structures built predominantly in the mid to late 1800's.

No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency both shall find that the building or structure is in such a state of deterioration and disrepair or is so unsound structurally as to make rehabilitation impracticable.

The Preservation Board is the legal successor to the Landmarks and Urban Design Commission. The Community Development Agency, which was replaced in 1999 by the Community Development Administration, served as the City's Planning Agency. Those duties have now been assumed by the City of St. Louis Planning and Urban Design Agency. The Planning and Urban Design Agency has not commented upon the proposed demolition, although according to the

recently adopted City Plan, this site is located within a **Neighborhood Preservation Area (NPA)**. **These are defined as:**

" Areas where the existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City."



1108-1110 MALLINCKRODT ST
646 x 484



1108-1110 MALLINCKRODT ST
646 x 484

2004 IMAGES OF 1108-10 MALLINCKRODT FROM THE PLANNING AND URBAN DESIGN AGENCY'S GIS WEB PAGE. THE REAR WALL WAS INTACT AT THAT TIME.



**PHOTOGRAPH OF COLLAPSED REAR WALL,
WOODEN TRIANGULAR FORM
IS THE REAR PORCH ROOF PICTURED ABOVE.**

Community consultation

Third Ward Alderman, Freeman Bosley Sr. has expressed concern over the possible demolition. He stated that the building's owner is currently in Housing Court on two separate dockets for the 16 outstanding Building Code violations. He has demanded that the building's owner be put in a special Court Docket for vacant building owners, wherein he is fined several hundred dollars per month for every month the Code violations continue. Mr. Bosley asked staff to urge the Preservation Board not to approve the proposed demolition.

The property owners surrounding the building have expressed the strong desire that the building be demolished. There has been no contact from the owner, who has been notified on several occasions.

Comments

The Hyde Park Certified Local Historic District is still struggling to reach its full potential in terms of stability and investment. There has been much recent investment in the houses directly around this property however.

Despite years of neglect, this 117 year old building is still structurally sound under the Ordinance, with intact windows, lintels, door frames, side and front walls and foundation.

Contact:

Kate Shea	Planning and Urban Design Agency, Cultural Resources Office
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Fax:	314-622-3413
E-Mail:	sheak@stlouiscity.com



CITY OF ST. LOUIS
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 CULTURAL RESOURCES OFFICE
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B.

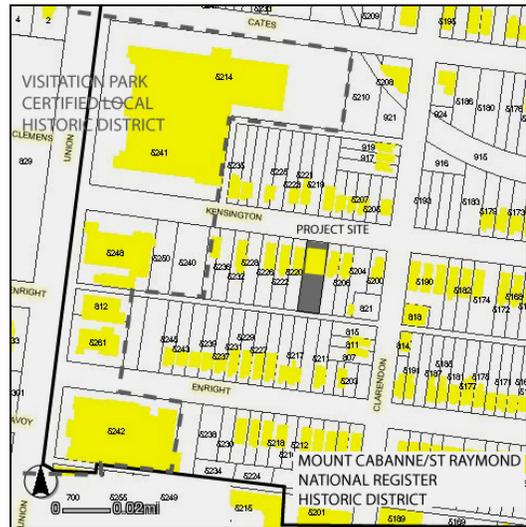
Date: January 26, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Preliminary Review of the demolition of a National Register-listed property
Address: 5214-16 Kensington Avenue **Ward: 18**



4214-16 KENSINGTON AVENUE

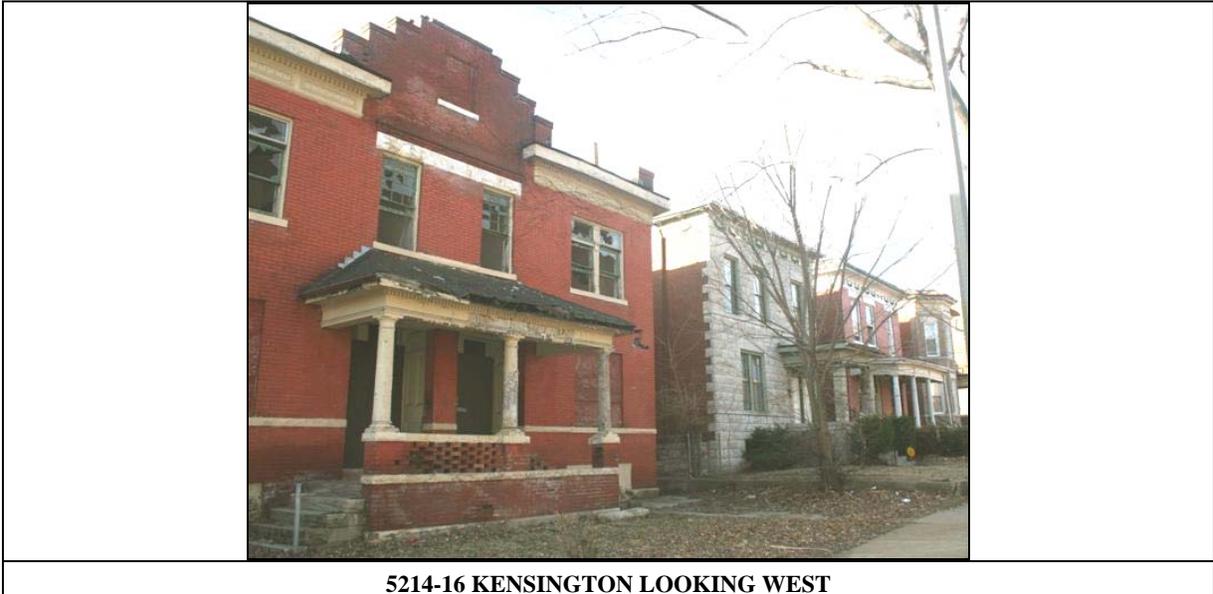
Owner / Applicant:
 Land Reutilization Authority
 St. Louis Development Corporation

Purpose:
 To review on a preliminary basis a request from the Land Reutilization Authority to demolish 5214-16 Kensington Avenue, a four-family building that is a contributing resource to the Mount Cabanne/Raymond Place National Register Historic District.



Proposal

To demolish a vacant four-family building, constructed in 1899, due to its structural condition.



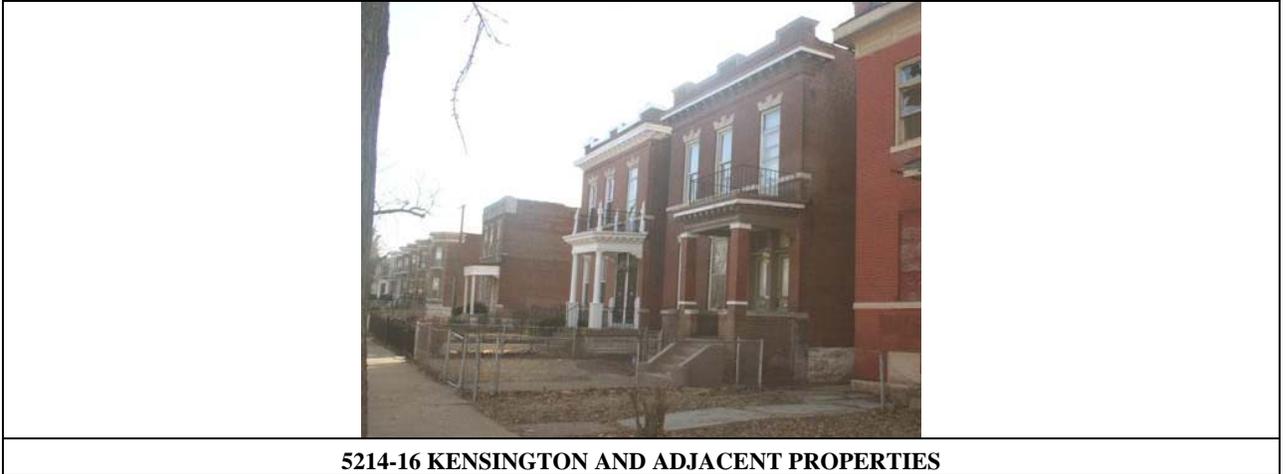
Background

On December 15, 2008, the Cultural Resources Office received a preliminary review request to demolish 5214-16 Kensington Avenue, a property located within the Mount Cabanne/Raymond Place National Register Historic District. Because the building is a contributing resource to that district; its structural condition, while deteriorated, is sound under the definition of the ordinance; and as its rehabilitation would be eligible for the use of the State and Federal Tax Credits for Historic Preservation, the Director declined to approve its demolition and the project was scheduled for full review by the Preservation Board.

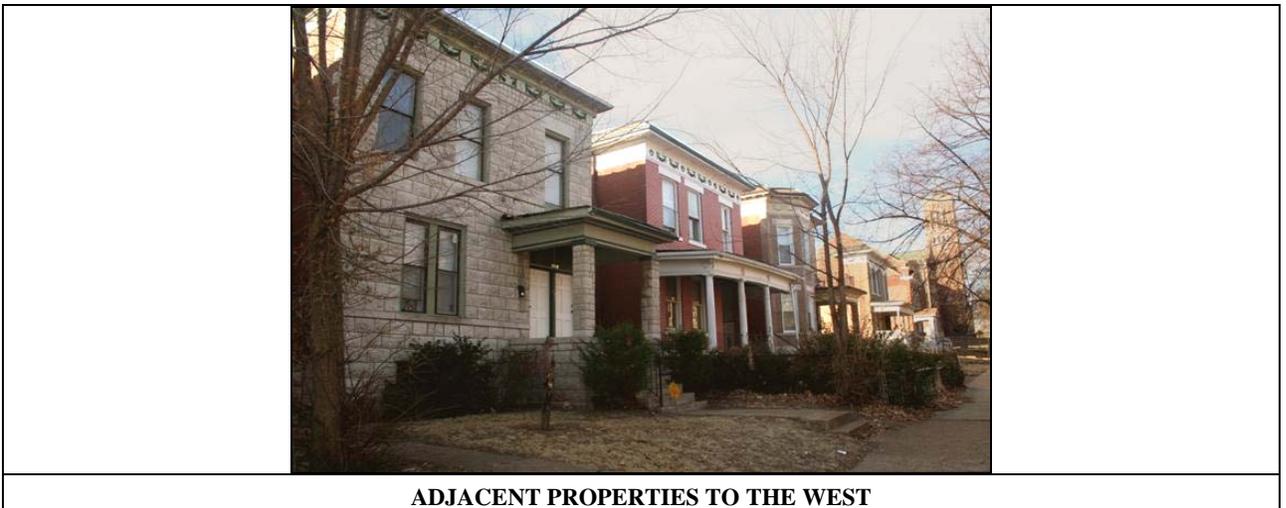
Site and Surrounding Area

5214-16 Kensington is in the central western area of the National Register District, on a block of primarily one-, two- and four-family structures. Demolition has impacted the historic fabric only slightly. The 5200 block of Kensington exhibits a variety of architectural styles, including Classic Revival, Romanesque Revival and Queen Anne; and an assortment of decorative façade detailing that includes several stone-fronted dwellings. Residential buildings were constructed between 1899 and 1904, making 5214-16 Kensington the oldest in the immediate vicinity. Most properties are well-maintained; besides 5214-16 Kensington, there is only one other vacant property, 5222, which is secured and in good condition.

The Visitation Park Certified Local Historic District overlaps the boundaries of the National Register District on its western edge: Visitation Park's institutional core along Union Boulevard — which is of outstanding architectural and historic significance — has two major components on the 5200 block: Soldan High School (1908) by William B. Ittner and Pilgrim Congregational Church (1906), by Mauran, Russell and Garden.



5214-16 KENSINGTON AND ADJACENT PROPERTIES



ADJACENT PROPERTIES TO THE WEST

Reasons for Application

According to a short comment submitted to the Cultural Resources Office by its Demolition Specialist, the Land Reutilization Authority is concerned about the building's structural condition, as there are occupied buildings on either side.

Relevant Legislation

ORDINANCE 64689 — PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

*Whenever an application is made for a permit to demolish a Structure which is: i) individually listed on the National Register; ii) **within a National Register District**; iii) for which National Register Designation is pending; or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office...*

SECTION SIXTY-ONE.

All demolition permit application reviews pursuant to Sections Fifty-eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with

this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

No Redevelopment Plan approved by ordinance is in place for the site.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

5214-16 Kensington Avenue is classified as a Merit structure, and a contributing resource to the recently-designated National Register District. An excellent example of the vernacular Shaped Parapet property type with influences of the Classic Revival style in the detail of its cornices and entry porch., the building is classified in the District Nomination as representative of Late 19th-Early 20th Century Revival Styles; the architect of the building was Thomas C. Higgins.

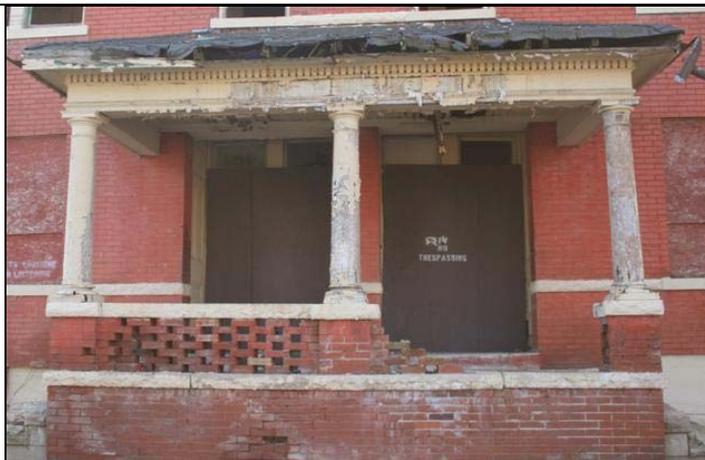
C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

There is some roof damage, and resulting interior water damage. While the front and side walls are generally sound, the rear wall has sustained some failure: it appears that the center portion has slipped, due to the lack of a functioning gutter, and water has penetrated between the brick wythes. Two small areas above first story openings have fallen. Despite these problems, the building is considered “sound” under the definition of the Ordinance.

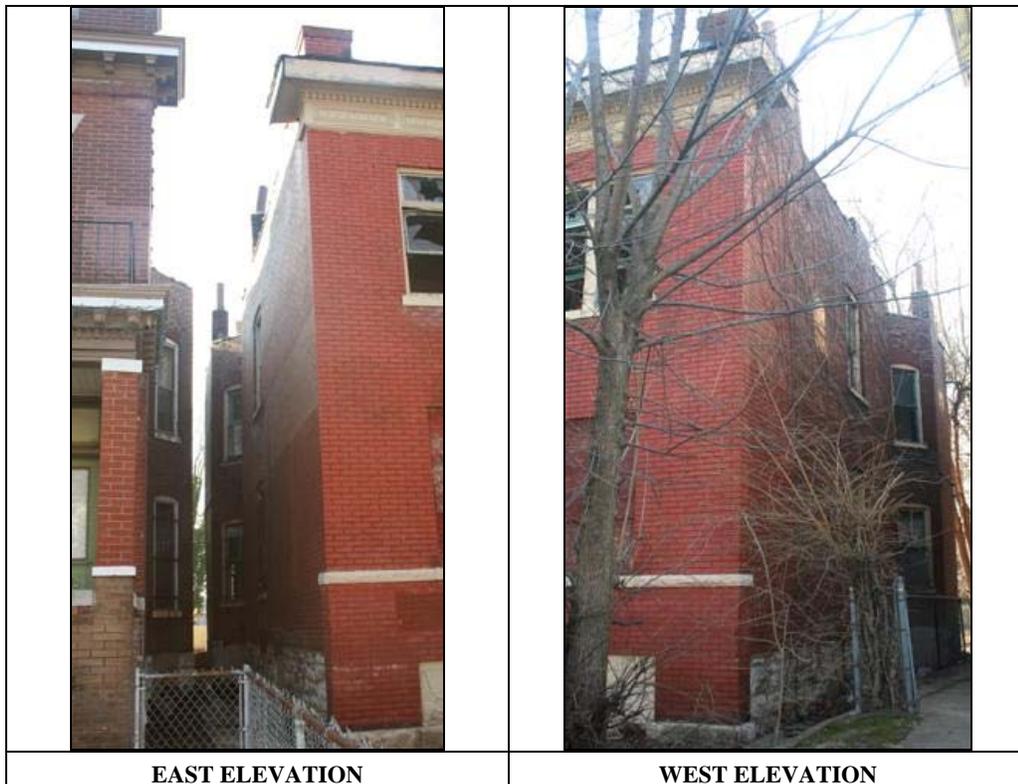


REAR ELEVATION

The front porch also has experienced some deterioration, again from penetration of water into the roof framing, from the loss of roof and gutters, but does not appear to be in danger of imminent collapse. The only condemnation in City GIS records is a condemnation for board-up in 2001, shortly after LRA received the property; there are no current condemnations.



FRONT PORCH DETAIL



1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

5214-16 Kensington is located on a sound block, with few other deteriorating buildings, supporting its potential redevelopment and reuse. And because the building is a contributing resource to a National Register District, its rehabilitation would be eligible for the use of State and Federal Tax Credits for Historic Preservation Programs, to assist with the costs of rehabilitation.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not Applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

5214 Kensington is on a sound block with generally well-maintained buildings. There is only one other vacancy, which appears to be of fairly recent date; that building is secured and in good condition.



SOUTH SIDE OF BLOCK LOOKING WEST (5214-16 KENSINGTON IN CENTER OF FRAME)



NORTH SIDE OF BLOCK LOOKING WEST

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

As can be seen from the photos above, with the exception of one or two sites which are now in use as side yards, the 5200 block of Kensington is intact. Nearly all buildings are occupied and maintained.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

Not applicable. The property is owned by the City of St. Louis, Land Reutilization Authority, and has been since 2001.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
Not applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

5214-16 Kensington is the largest structure on the block; its loss will open up a large hole in the southern block face and deteriorate the historic integrity of the architectural fabric.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

While the building cannot be considered of unique or significant character in itself, its scale, proportions, exterior materials and detailing complement the character of the block and the Mount Cabanne/Raymond Place National Register District.



DETAIL OF CENTER STEPPED GABLE AND MULTI-LIGHT WINDOWS



DETAILS OF SECOND STORY TRANSOMED WINDOWS AND DENTILED CORNICE

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

Community consultation

The Cultural Resources Office has not received any communication or inquiry regarding the property from neighborhood residents. According to Alderman Kennedy, 18th Ward, area residents generally are not in favor of the demolition of historic properties. Mr. Kennedy has promised to speak with his constituents and report back to the Preservation Board.

Comments

City records indicate that the building has been owned by the Land Reutilization Authority since 2001; and was vacant for several years before then. During the City's ownership, it appears that, short of keeping the yard mowed and clear of debris, no maintenance has been performed on the property that might have prevented its current deterioration.

However, even with its structural problems, the building is sound as defined by the Ordinance, and because of its status as a National Register property, has a reasonable chance of reuse when economic conditions improve. Demolition of the building at this time would preclude that possibility and would harm the National Register eligibility of the block and the historic integrity of the neighborhood.



Conclusion

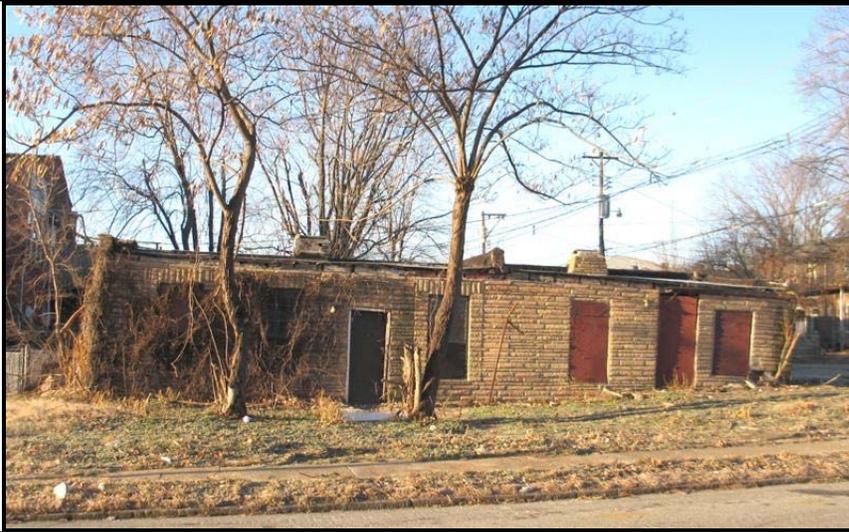
Staff recommends that the Preservation Board deny the preliminary review request for demolition at this time, as the building does not meet the criteria of Ordinance 64689.

Contact:

Jan Cameron	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-622-3400
Fax:	314-622-3413
E-Mail:	CameronJ@stlouiscity.com



Date: January 26, 2009
To: City of St. Louis Preservation Board
From: Andrea Gagen, Historic Preservation Planner, Cultural Resources Office
Subject: Appeal of a staff denial for demolition of National Register listed property
Address: 7001-03 S. Broadway **Ward:** 11

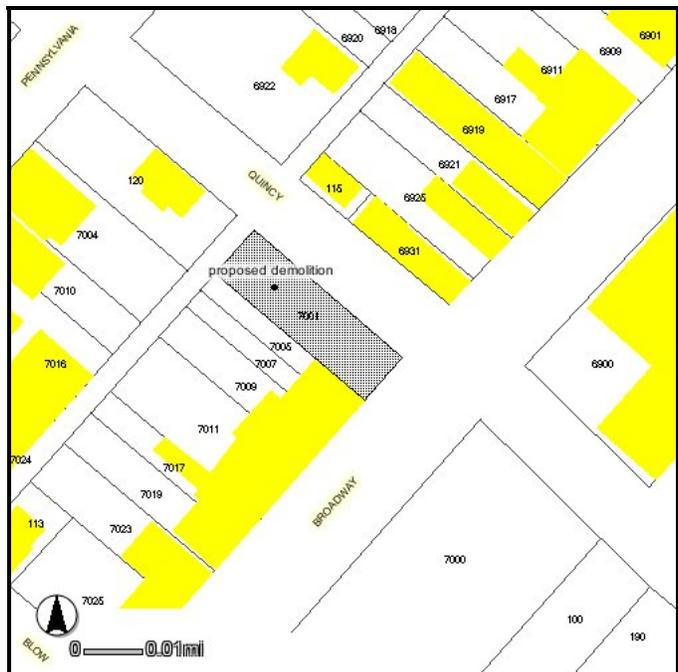


7001-03 S. BROADWAY

Owner:
James Dearing

Applicant:
Bellon Wrecking & Salvage/Don
Bellon

Purpose:
Appeal of a staff denial for the
demolition of a one-story building
located in a National Register
District.



PROPOSAL:

To demolish a one-story building at 7001-03 S. Broadway to clear the lot for future development.



7001-03 S. BROADWAY



EAST ROW HOUSE



WEST ROW HOUSE

BACKGROUND:

The owner applied for a demolition permit for the remaining building on the lot at 7001-03 S. Broadway on November 17, 2008. Due to the age of the building and the fact that it was located within the boundaries of the Central Carondelet National Register Historic District, the application was denied. The owner has appealed the decision and it is being brought before the Preservation Board.

The one-story structure is located at the rear of the lot, facing Quincy. The main structure on the lot was demolished as an emergency demolition in 2000. It is unclear from the City records, when this building was last occupied. The building has not been condemned.

SITE AND SURROUNDING AREA:

The area surrounding 7001-03 S. Broadway is within the Central Carondelet National Register Historic District. This area of S. Broadway is mainly commercial. The buildings to the west are primarily residential.



EAST ELEVATION



**PARAPET AND BRICK DETAIL WHERE
PERMASTONE**



DETAIL OF ROOFLINE



DETAIL OF DOOR OPENING



**PERMASTONE FAILURE AT WEST CORNER
OF FRONT FACADE**



**WEST FACADE –
PERMASTONE INTACT**

RELEVANT LEGISLATION: _____

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) **within a National Register District**, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.*

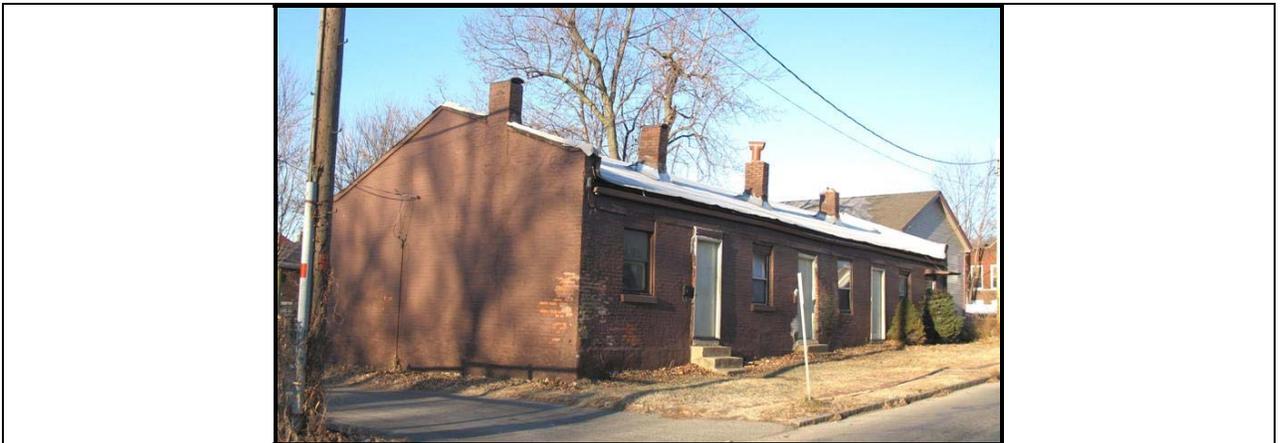
*A. **Redevelopment Plans.** Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

No Redevelopment Plan approved by ordinance is in place for the site.

*B. **Architectural Quality.** A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*

Built c. 1856, the brick building is an example of a one-room brick row which is comprised of one room houses joined together by common walls. Unlike detached one-room houses, these rows were usually constructed as rental properties. Today, this property type is rare in St. Louis.

The building has been somewhat altered by the addition of Permastone on the front facade, the replacement of windows and doors, and the parging of half of the rear wall. The building was considered to be non-contributing to the National Register District by the Landmarks Association of St. Louis. The building is nonetheless an early and vanishing building type, with only a handful left in the city.



OCCUPIED ONE-ROOM ROW AT 214-220 LOUGHBOROUGH

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

The building appears to be in fairly poor condition, although with the Permastone on the four elevations it is difficult to accurately assess. In several locations the outer wythe of brick has fallen, as well as some brick above one of the entries. Above the window at the west end of the front (north) facade, there is a large crack in the Permastone, however, it is not clear whether this extends to the brick below. The building is likely sound by definition under the ordinance.

- 1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.*

Although the building is located within a National Register District, it would currently not be eligible for State or Federal Historic Tax Credits because it has been determined to be ineligible due to alterations. It is unclear whether the Permastone could be removed without significantly damaging the historic materials beneath. The reuse potential of this building is somewhat limited because of its small size (approx. 735 sq. ft.) and its location on the lot. It would be difficult to add to the building without destroying its historic character.

- 2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

NA



REAR ELEVATION



UNPARGED SECTION OF REAR ELEVATION

D. *Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The block face on the west side of S. Broadway is intact except for this corner and the buildings appear to be in good condition.

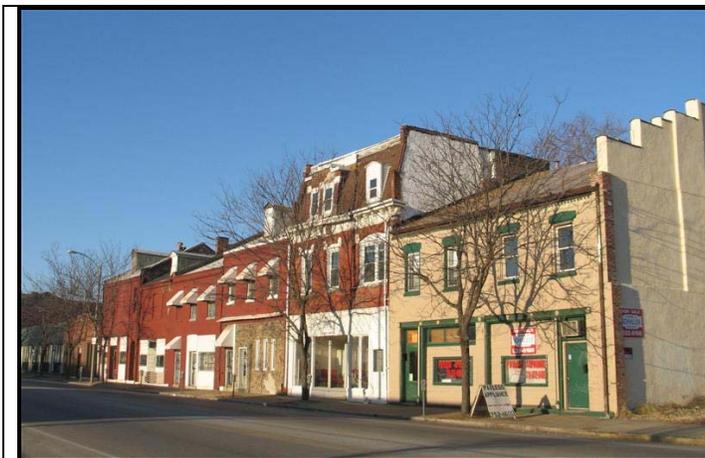
2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The buildings in the 6900 & 7000 block of Broadway are generally well maintained. There have been a couple of recent storefront renovations in the 6900 block.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship has been presented. To prove economic hardship, the owner must show:

1. **The owner's lack of financial capacity for rehabilitating the property;**
2. **the owner's estimated cost of rehabilitation;**
3. **the owner's estimated market for rehabilitated properties in the area;**
4. **the owner's projected financial loss.**



SOUTH ON BROADWAY



NORTH ON BROADWAY



ACROSS QUINCY



NORTHWEST ALONG QUINCY



WEST ON QUINCY



ACROSS BROADWAY –NOT IN HISTORIC DISTRICT

- E. *Urban Design. The Office shall evaluate the following urban design factors:*
1. *The effect of a proposed partial demolition on attached or row buildings.*

NA

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

The block face on the west side of the S. Broadway is mainly intact except for this corner. The demolition of this building, while not at the front of the lot, will leave this large parcel completely empty.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

The building, although a rare property type, will not affect the rhythm of the streetscape on S. Broadway as it is set back off of the street. It will however, leave a hole in the historic fabric along Quincy and will eliminate what density exists currently on the site.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

NA

COMMUNITY CONSULTATION:

The Cultural Resources Office received a letter from 11th Ward Alderman Matt Villa in support of the demolition. No comment has been received from the neighborhood organization.

COMMENTS :

The one-room row at 7001-03 S. Broadway is representative of a vanishing property type in St. Louis. It is a reminder of the rural vernacular house types that existed in the mid-1800s, many of which have already seen their demise. Unfortunately, this structure has experienced significant alteration as well as neglect. It's location on the lot further complicates reuse of the building.

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